



£425,000

Rosebank Road, Hanwell, W7



- 2 Double Bedrooms
- Own Entrance
- Close To Elizabeth Line
- Garage & Off Street Parking
- Close To Elizabeth Line
- Private Garden

A rarely available, two bedroom first floor maisonette, on a prime corner plot in idyllic Olde Hanwell and features private garden and valuable garage. Enjoying its own entrance, the property comprises stairs to first floor, a bright spacious living room, a dual-aspect kitchen/breakfast room, 2 double bedrooms and family shower room. Complete with a valuable garage, driveway parking, own garden and low outgoings this property will tick a lot of boxes. The lifestyle on your doorstep on Rosebank Road is perfect to enjoy weekends strolling along the local canal paths, visiting the eco-playground at Sandy Park, or dropping into the neighbourhood's beloved local pub, The Fox. Excellent local schools like St Marks are within walking distance, and superb transport links-including the Elizabeth Line at Hanwell and the Piccadilly Line at Boston Manor-make commuting effortless.

Lease 96 years

Service charge NILL

Ground Rent £75p/a

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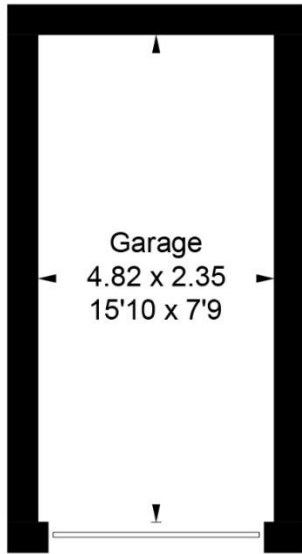


Rosebank Road, W7 2EN

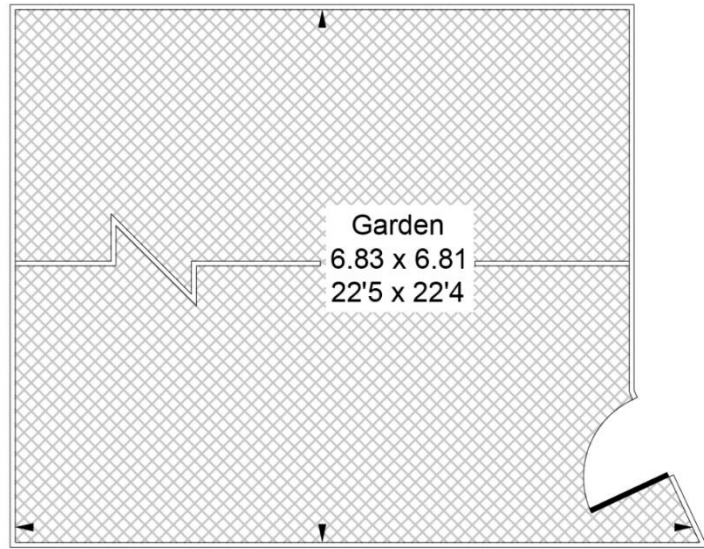
Approximate Gross Internal Area = 62.99 sq m / 678 sq ft

Garage = 11.61 sq m / 125 sq ft

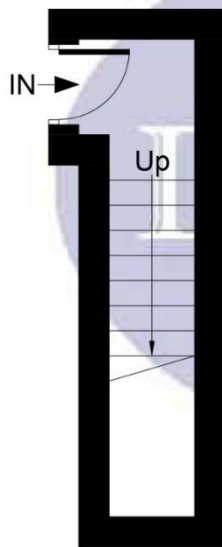
Total = 74.60 sq m / 803 sq ft



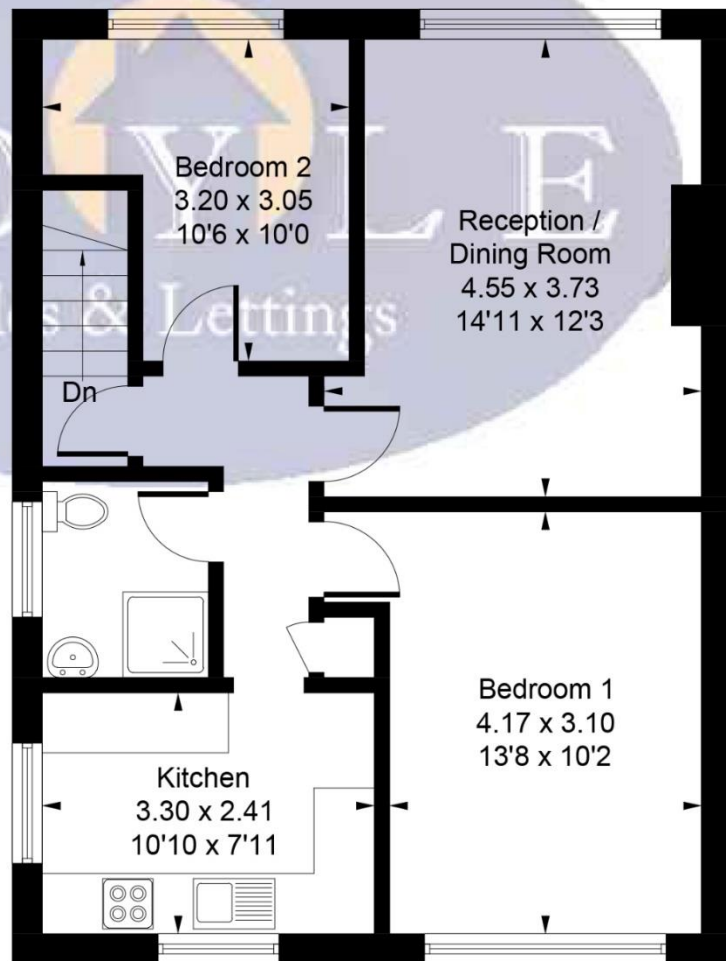
(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)



Ground Floor
4.48 sq m / 48 sq ft



First Floor
58.51 sq m / 630 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.

This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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EPC Rating C

